

## City Planning Commission

Department: Community Development  Case No.: URV-16-001  Applicant: Community Development Department	Resolution No.: 16-	Planning Commission: 1-12-2016 Resolution of Intent: 12-14-2015 City Council Pub. Hearing: 1-25-2016 First Reading: 1-25-2016 Second Reading: 2-18-2016 Third Reading: 2-22-2016
<b>Subject/Title</b> Adoption of the Hawkeye Heights Phase II Urban Revitalization Plan and Area		
<b>Location</b> Northeast of property located at 1801 East Kanesville Boulevard		
<b>Background/Discussion</b> <u>Background</u> Chapter 404 of the Iowa Code authorizes a City to designate an area as an urban revitalization area. Improvements to qualified real estate within designated areas may then be eligible to receive a total or partial exemption from property taxes for a specified number of years. The exemptions are intended to stimulate private investment by reducing the tax increase that would normally result from making improvements to real estate property.  Urban revitalization tax abatement incentives can apply to residential, commercial and industrial development. Both new construction on vacant or unimproved land and rehabilitation of existing structures are eligible for tax abatement.  <u>Discussion</u> A development proposal has been submitted by Agemark Senior Living for the construction of a memory care facility. The CountryHouse residences will provide housing, care and services to thirty-six individuals. It will be a licensed assisted living facility that specializes in care for those with Alzheimer's and other dementia conditions. Private and companion bedrooms will be located in two wings on either side of the building, with dining and living rooms in the center. A large, secure courtyard will feature a patio, walking path, water feature and landscaping.  Iowa Code permits the City to establish urban revitalization areas which satisfy one of the five conditions outlined in Section 404.1. Staff believes a finding would be consistent under 404.1.4. Section 404.1.4 discusses an area which is appropriate as an economic development area as defined in section 403.17. Section 403.17 states an economic development area means an area of a municipality designated by the local governing body as appropriate for commercial and industrial enterprises. The proposed memory care facility will be assessed commercially and create 45 full and part time jobs.  On December 14, 2015, City Council approved Resolution 15-322 which directed staff to initiate the process of creating the Hawkeye Heights Phase II Urban Revitalization Plan and Area. This resolution set January 25, 2016 as the date of the public hearing. Although Chapter 404 of the Iowa Code does not specifically require review by the City Planning Commission, staff believes that such review is appropriate.		

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We specifically ask that the Commission consider finding the following:

- That the proposed Hawkeye Heights Phase II Urban Revitalization Plan furthers the goals of the City's Comprehensive Plan by "providing quality senior housing or support services to allow senior citizens to remain in the community;" and
- That the Hawkeye Heights Phase II Urban Revitalization Area is an area appropriate for urban revitalization designation as specified in Iowa Code Section 404.1.4. Section 404.1.4 discusses areas that are appropriate for economic development as defined by Section 403.17(10).

### **Staff Recommendation**

The Community Development Department recommends approval of the Hawkeye Heights Phase II Urban Revitalization Plan.

### **Attachments**

Hawkeye Heights Phase II Urban Revitalization Plan

Submitted by: Courtney Harter, Project Coordinator, Community Development Department